



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 26, 2023
MEETING DATE: August 1, 2023
SUBJECT: Final Plat Review Washburn 2 Lot
Land Division

PROJECT NUMBER: MNSUB2306-01
PROJECT ADDRESS: 2141 Kraft Road
PARCEL NUMBER: 26.-1-6.22
ZONING: A/R: Agricultural/Rural Zone

INTRODUCTION

The applicants and property owners, Heather and Mark Washburn, applied for a minor subdivision for the subject site to subdivide the existing 89.343 acre lot into two lots; 'Parcel 1', approximately 59.345 acres, and 'Parcel 2', approximately 30 acres. The Planning Board conducted sketch plat review during the July 18th meeting, requested information related to topography, and gave direction on public hearing requirements for final plat review.

PROCESS

The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per Ulysses Town Code [\(UTC\) 212-29](#). Flag lots are permitted in the A/R zone per [UTC 212-29.M](#) subject to the standards listed in [UTC 212-130](#). The proposal is considered an unlisted action under SEQR. The project is not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#). During this hearing, the Board will conduct a final plat review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed plat and Part One of the SEAF in Exhibit A, and re-review the [07.07.2023 memo](#) for the July 18th meeting as needed.

EXHIBITS

[Exhibit A: Final Plat Application](#)